



**TIFFANY & BOSCO**  
P.A.

Dated: July 16, 2010

**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

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A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

**GEORGE B. NIELSEN, JR**  
**U.S. Bankruptcy Judge**

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-14690

**IN THE UNITED STATES BANKRUPTCY COURT**  
**FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-bk-15765-GBN

James J. Picone and Linda V. Scalzo  
Debtors.

Chapter 7

ORDER

Wells Fargo Bank, N.A.  
Movant,

vs.

(Related to Docket #11)

James J. Picone and Linda V. Scalzo, Debtors, S.  
William Manera, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated August 18, 2006 and recorded in the office of the  
3 Yavapai County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and James J. Picone  
4 and Linda V. Scalzo have an interest in, further described as:

5 Lot 562, MOUNTAIN GATE, according to Book 54 of Maps, page plats, pages 19 through 29,  
6 inclusive, records of Yavapai County, Arizona.

7 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.

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